

Missouri Instruction 1951-D

PART 1951 – SERVICING AND COLLECTIONS

SUBPART D – FINAL PAYMENT ON LOANS

SECTION 1951.151 PURPOSE

This Missouri Instruction supplements Rural Development Instruction 1951-D. NOTE: This Instruction does not apply to Direct Single Family Housing or Multi-Family Housing Programs.

SECTION 1951.154 Satisfaction and Release of Documents

(c) Lost note. Instructions will be issued on an individual case basis when an affidavit of lost note is needed.

SECTION 1951.155 Area and Sub Area Office Actions

(c) Delivery of satisfaction, notes, or other documents. Upon receipt of evidence of a paid-in-full note, which may be one of several notes described on a deed of trust, the Area Director (AD) or Area Specialist (AS) will mark the promissory note 'paid in full' and sign next to the 'paid in full' notation on the note. The promissory note should be delivered to the borrower with a transmittal letter advising the borrower to retain the note for future use in releasing the deed of trust. The borrower should acknowledge receipt of the documents; if the documents are mailed to the borrower, they should be sent by certified mail, return receipt requested.

Upon receipt of evidence of evidence of a paid-in-full note which is the only note described on a deed of trust, the AD or AS will prepare Form RD 460-4, Satisfaction of Lien. The Form should be modified by adding 'And Deed of Release' to the title and inserting immediately after the date of the instrument 'pursuant to 7 CFR 1800.22, 1800.23'. The Form should be executed by the AD or AS and acknowledged before a notary public. The Form will be delivered to the borrower along with the promissory note marked 'paid in full' with the AD or AS signing next to the 'paid in full' notation on the note. The Form RD 460-4 and promissory note should be delivered to the borrower with a transmittal letter advising the borrower to record the Form 460-4. The borrower should acknowledge receipt of the documents; if the documents are mailed to the borrower, they should be sent by certified mail, return receipt requested.

(f) Cost of recording or filing of satisfaction. The fee or cost of recording or filing a satisfaction is to be paid by the borrower.

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Program Related Instruction
General

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